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MANITOBA
AND
THE CANADIAN NORTH-WEST.

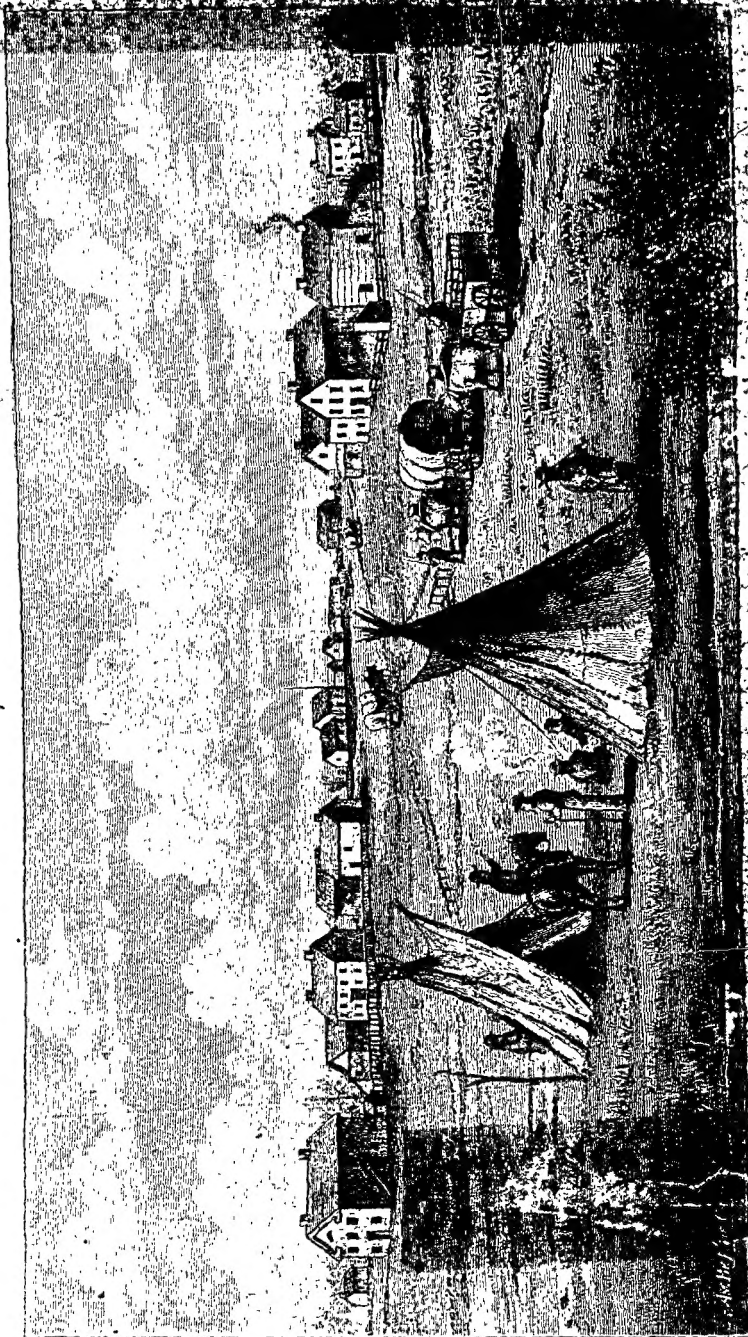
THE
LAND
OF
PROMISE.

A FEW FACTS
WORTH READING.

What an English Tenant Farmer says about it—

Finds it more than all it was represented—

Farming there adds Ten Years to a Man's Life.



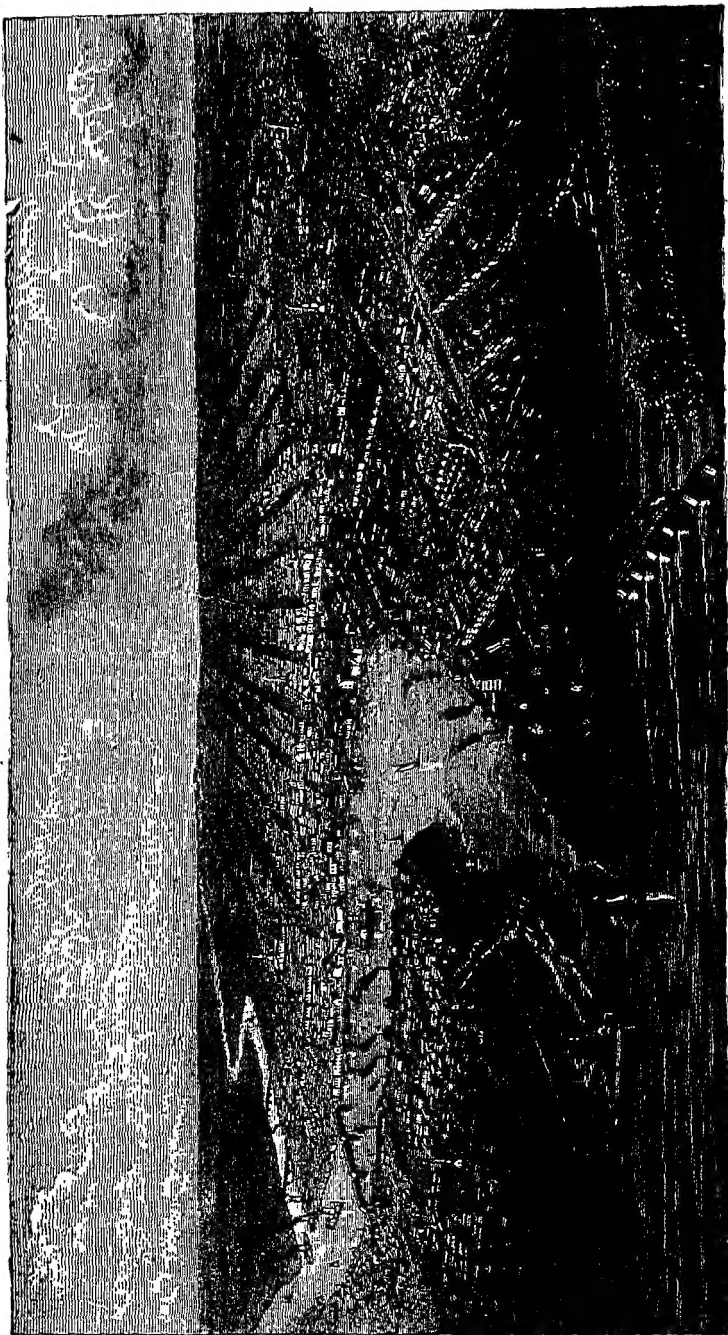
WINNIPEG IN 1870

THE LAND OF PROMISE.

(From the *Montreal Gazette*, December 13th, 1882.)

We print this morning a report of an interview which a reporter of the *Winnipeg Sun* had with Mr. Kendrick, a farmer from Staffordshire, England, on the subject of the prospects of settlers in the North-west. Mr. Kendrick came to Canada last spring, and was at once attached to one of the examining parties of the Canadian Pacific Railway Company. This gave him the opportunity of making a very thorough examination of the lands within the railway belt, as far west as a few miles beyond Moose Jaw Creek. Having had the pleasure of an interview with Mr. Kendrick, we have no doubt that his statements are to be quite relied upon. He is evidently a man of more than ordinary intelligence; has been at farming all his lifetime; and is very careful not to state anything but what he believes to be within the truth. He appears to appreciate, what is too often lost sight of by those who give information in relation to fields for immigration, that the emigrant is apt to take a somewhat optimist view of everything

that is said, and that, on this account, the most scrupulous care has to be taken to say nothing which would lead to disappointment. There is nothing more disheartening to a newly-arrived immigrant than to find from his first impressions of his new home, that he has been deceived by too highly-coloured representations. We have seldom met anyone who appeared more fully to realise this than does Mr. Kendrick. He has great faith in the North-west as a home for industrious settlers. He is thoroughly convinced that a man willing and able to work, and who is prepared to face and overcome the initial hardships which are incident to pioneer settlement in all countries, cannot fail of success. And he has come to this conclusion from a personal examination of the country and of the conditions of settlement in it. Such testimony as this is—testimony the honesty and candour of which is attested by the fact that he proposes to settle in the North-west himself—very valuable; and we commend his statements, with great confidence, to our readers.



WINNIPEG IN 1882.

(From the Winnipeg Sun.)

Three or four years ago the Hon. J. H. Pope, Minister of Agriculture, conceived the happy idea of inviting a number of English tenant farmers to visit this country and make a full report on what they saw. The Government paid their expenses. The visit of those tenant farmers has been of incalculable benefit to Canada, and especially to the North-west. But some of the envious immigration agents of the United States Government, and the land agents of United States railway companies, sought to undermine the good done by the visit of the tenant farmer delegates, by asserting that they only made a flying run through the country, and being guests of the Government, could not well do otherwise than make a favourable report. Some people were silly enough to believe the insinuations of the American agents. But Assistant Commissioner Hamilton, of the Canadian Pacific Land Department, conceived an idea which was equally good, if not better than that of Hon. Mr. Pope's, and which will result in the most thorough endorsement of the glowing reports made by the tenant farmers' delegates. His idea was to attach some tenant farmers to the examining parties of the Canadian Pacific Land Department, and let them take a six months' trip with the party and make a thorough detailed examination of the lands of the North-west. In June last, Mr. Edward Kendrick, a tenant farmer from Staffordshire, England, unable any longer to meet the competition of Canadian and American farmers, and to make a living at home, arrived in Winnipeg for the purpose of seeing this country for himself and verifying the reports of the tenant farmers' delegates, previous to taking up lands here and bringing out his family. Mr. Hamilton immediately attached him to one of the examining parties, and after the season's work Mr. Kendrick returned to the city with the party on Saturday night. Yesterday he was met by a *Sun* reporter. The thermometer stood at 15 below zero. It was one of those bracing, healthy, cold days that we all so much enjoy. "It is a little cold," said Mr. Kendrick, "but I like it. The winter here is a little severe, but no one need fear it who is prepared for it. We think it pretty cold in England when it is down to zero, but the dry cold of to-day (15 to 20 below) is not nearly so much felt as the damp cold of England at zero. I much prefer being here." Mr. Kendrick wore a small cloth cap and a light overcoat.

Having been out on the prairie in all weather for the last six months, his experience qualifies him to speak with some authority.

TENANT FARMERS IN ENGLAND.

In the conversation that followed, Mr. Kendrick said:—"I farmed 160 acres in Staffordshire, England, for six years. My father has farmed 200 acres in the same country all his life. The average rental for the land there is from \$7 to \$10 per acre. The rent for a farm of 160 acres there would be, say, \$1,600 a year, or over \$1,000 more than the cost of superior land out here. Farming was an unprofitable business on those terms. The yield of grain in Staffordshire is from 15 to 25 bushels an acre. The high rents and the keen competition of Canadian and American farmers makes tenant farming unprofitable in England, so I decided to come out and see the lands here for myself, and if I was satisfied with them, determined to settle down here. I saw Mr. Hamilton and became attached to one of the C. P. R. examining parties."

PERSONALLY EXAMINED 100,000 ACRES.

"I joined the examining party at Wolseley station (named in honour of Sir Garnet Wolseley), and made a detailed examination of the whole tract of country from that place to the west of Moose Jaw. I personally examined about 100,000 acres."

"Was that all in one block, or in various sections?"

"All in various sections."

"What is your opinion of that land?"

"The land in the vicinity of Wolseley station is a vegetable or clay loam, with numerous patches of poplar wood. A good deal of it is large enough to cut house logs. The average depth of the loam is twelve inches. There are a number of sleughs and open ponds, the land of which is excellent for grazing purposes rather than for hay. Other parts of this district are well adapted for growing all kinds of grain. We continued south and west, working around to the south of the Indian reserve, and in the vicinity of the Moose Mountain Lake. Here the land contains a good deal of gravel, and is badly broken up with sleughs; but is adapted for grazing purposes. From here

we worked north and west to Qu'Appelle and examined the lands on both sides of the track. The deep dark soil of this region is similar to the land near Wolseley. The whole of this tract of land is A 1, with but few marshes, and is magnificent soil for general farming purposes, particularly for grain growing. Near the track there are many sections partly covered with timber. There are a number of settlers all around this district. From this place we proceeded west to Regina and examined all the Syndicate lands for 24 miles south. Twenty miles south of Regina we found a beautiful lake, 300 acres in extent, with numerous flocks of wild ducks and geese upon it. Returning to Regina, we examined lands directly west as far as Moose Jaw."

MOOSE JAW AND REGINA.

"How does the land at Moose Jaw compare with that at Regina?"

"The soil at Moose Jaw, having a percentage of sand, is more easily worked than at Regina. In some localities the land west of the Moose Jaw River is more sandy than at others. The land at Moose Jaw is very similar to that in a due line south from Regina. North of Moose Jaw the land is A 1 and easily worked. Southwest there is a ridge of sand hills, which is not suitable for cultivation. We examined up to the end of November, when snow put an end to the season's work."

"Was it not pretty cold then?"

"It was quite cold. A severe blizzard swept over the country a fortnight ago. We were in the valley of the Moose Jaw at that time. It lasted 24 hours. There was one cold day at the beginning of November. About the middle of the month we had several days of warm westerly winds, which I was told were Chinook winds."

THE PROPORTION OF FIRST-CLASS SOIL.

"Of the 100,000 acres you personally examined what proportion was A 1 soil?"

"Three-fourths at least. Out of these 75,000 acres of A 1 soil, fully 60,000 acres were suitable for grain growing."

"Are the remaining 40,000 acres worthless?"

"No. Very little of it is worthless. But there is so much good land that this will not be cultivated until after all the first-class land is occupied."

"Each of the other members of the party examined an area of land equal to your own?"

"Yes."

"Did they meet with the same proportion of A 1 land that you did?"

"Of course I did not personally examine their lands, but from what I know and saw of their field-notes, I should say that they met with the same proportion of A 1 land as I did, as we examined alternate sections."

"Have you taken up any land?"

"No."

"Do you intend to?"

"Certainly. In the spring I shall take up land west of Regina. The land is all so good out there that it makes very little difference where one settles as long as he gets near the railway."

DELIGHTED WITH THE COUNTRY.

"What are your impressions of the country as a whole?"

"Taking it as a whole, it is all and more than all that I expected it to be. I have not been disappointed in it in the least."

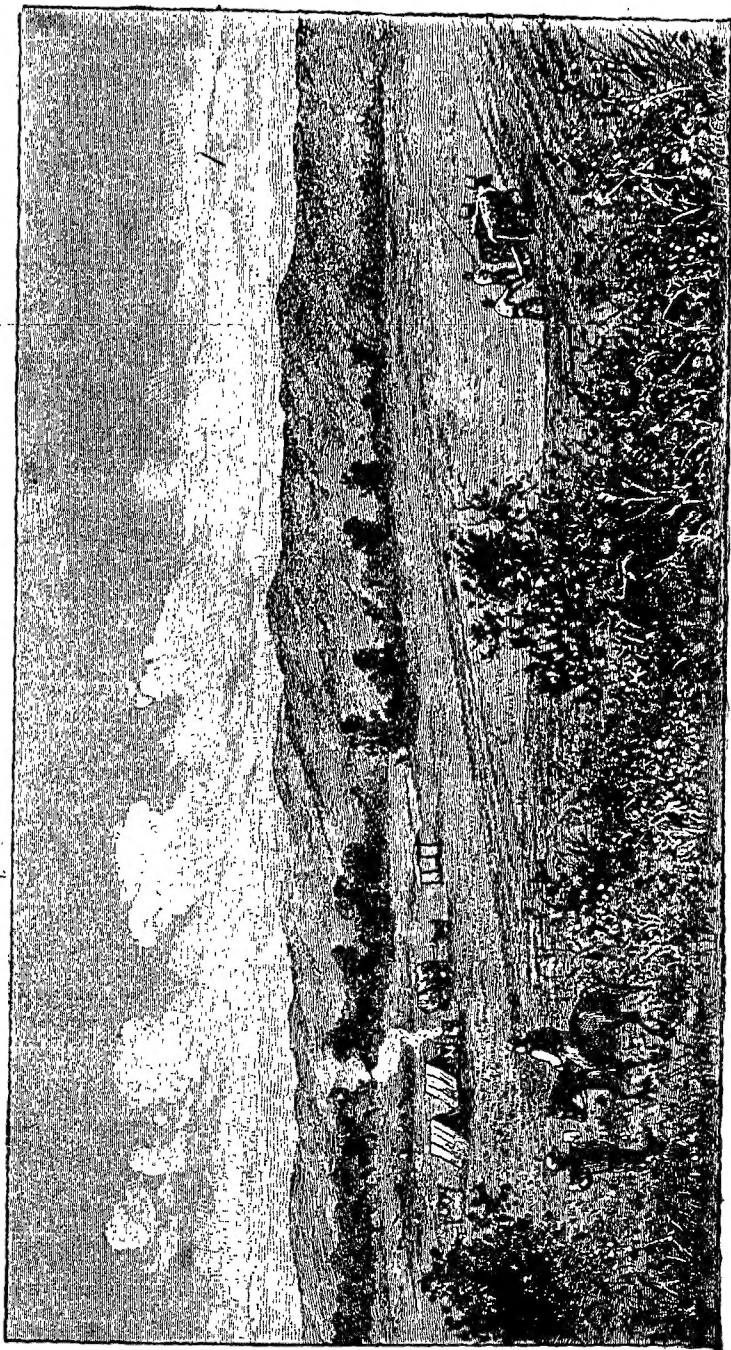
"How does it compare with the mid-land counties of England as an agricultural country?"

"For raising grain this country is away ahead of England. Here you raise a much better quality of grain at a much less cost per bushel, and the land is cultivated at a much less expense of labour."

SIX MONTHS' EXPERIENCE ON THE PRAIRIE.

"What is your personal experience from six months on the prairie of the disadvantages of this country?"

"There are many inconveniences, of course, but I have found no disadvantages that cannot be remedied. Of course this is a pioneer land, and people must not expect to find ready-built houses and ready-made farms. These things are only obtained by labour and time. A home and farm costs money here just the same as it does in England. You must either buy it or make it. But there are so few ready-made farms for sale, that the large majority of new-comers must make their own homesteads. People who have made homesteads here don't care about selling unless at a handsome profit. Another thing is that those who have made homesteads think that their own particular farms are the very best in the North-west, are perfectly satisfied, and have no desire to part with them."



COMMENCING A PRAIRIE FARM.

WHAT THE SETTLERS SAY.

"You conversed with a number of settlers during your trip. What was their experience so far as you were able to learn?"

"All the settlers I met with were well satisfied. In no single instance did I meet with any dissatisfaction. They were delighted both with the land and the climate. Everyone was anxious to hold his pre-emption."

"Is not the country through which you travelled pretty well filled up with settlers?"

"The land is nearly all taken up in the immediate vicinity of the town sites. Beyond that there is any quantity of land open for settlement, quite as good as that already taken up; so that there is plenty of land for all the people that come out here."

DISADVANTAGES OF THE NORTH-WEST.

"What do you regard as the principal disadvantages of the North-west?"

"There are several. First, there is a scarcity of wood, that is to say, it would have to be hauled long distances to settlements on the open prairie. But the railway takes lumber to these places, as vessels now take wood from New Brunswick, Nova Scotia, Norway, and other parts of the world to England. There is a scarcity of wood for fuel in some places; but there is an inexhaustible supply of coal along the banks of the Saskatchewan, that will supply the whole population for centuries to come. Some people complain of the water; but I have found abundance of water, and of very good quality. I was always satisfied with it. There are no roads nor bridges yet; neither are there theatres nor music halls. But this is a new country and all these things will come in time. One cannot expect to find all the comforts and luxuries here that are to be obtained in England with its thousand years of improvements; but this country is incomparably better for getting along in the world, and not only making a living, but making provision against old age."

TENANT FARMERS IN ENGLAND AND THE NORTH-WEST.

"Can you make a comparison between the condition of a tenant farmer in England with a capital of \$5,000, and in this country?"

"At the end of five years he would own his farm and be worth at least \$10,000 here; at the end of five years in England

he would be in the same position as when he started, and very probably \$2,000 worse off. The farmers who started here five years ago with a capital of twenty pounds, are now better off than the average tenant farmers in England. Here they own their farms as well as their stock; there they only own their stock, which, of late years, have had to go, in addition to the crops, towards paying rent. Here a man is not only able to live well, but make ample provision for his old age, and have a good surplus to bequeath to his family. This has been the experience of Manitoba farmers. Farming in this country adds ten years to a man's life."

THE AGRICULTURAL LABOURERS.

"What about the agricultural labourers?"

"Oh, there is no comparison. An agricultural labourer is wealthy out here before he gets out of debt there."

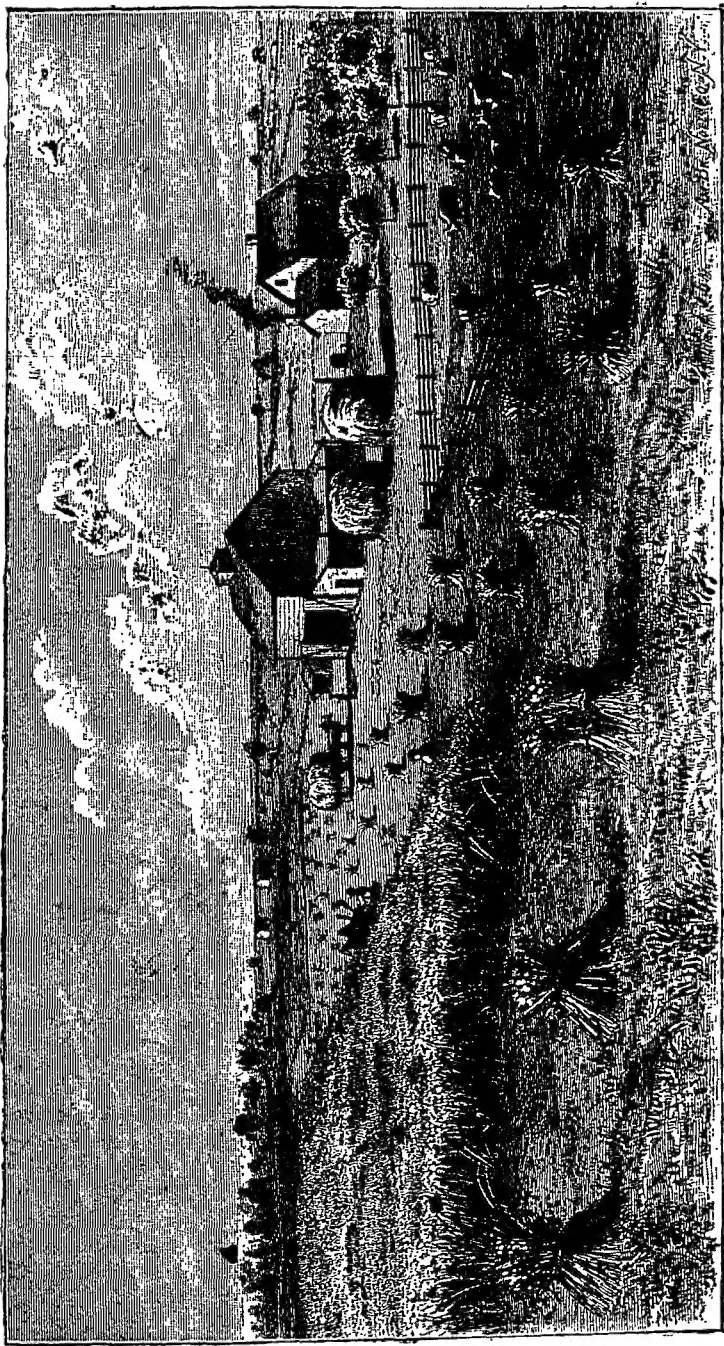
"What, in your opinion, is necessary to bring out a large immigration of agricultural labourers?"

"They must be brought out by companies. In England an agricultural labourer earns on an average \$3.50 a week, or \$175 a year, out of which he has to keep himself and his family. Here the average of wages is \$30 a month and board, or \$360 a year; or \$185 a year and board more here than he earns in England. Another thing is this, that while there he can never be anything more than a servant at \$3.50 a week, here he can become a farmer, owning in his own right a homestead of 160 acres for \$10. Thousands of these men would come out here if they could raise enough money to pay their passages, and be assured that they will never be allowed to want."

SAMPLES OF SOIL AND GRAIN.

"You brought back from the West many samples of soil and grain?"

"Yes. The sample of soil I got from Wolseley. The loam is twelve inches deep. It was on a sub-soil of clay. I gathered samples of grain between Portage la Prairie and Moose Jaw. These were principally grown upon the sod. The quality of the grain is all that could be expected. Indeed, it is surprising for the first year's growth. To sum up, my opinion is this: This is a magnificent country. There is a splendid opening here for all who choose to come and work. I have been here six months and have not yet met with a single case of poverty, while in England one out of every thirty of the population is supported as a public pauper."



PRAIRIE FARM AFTER THREE YEARS.

FACTS WORTH READING.

On Mr. Kendrick's arrival in England, he wrote the following letter, which contains a great deal of useful information for intending settlers, and for that reason it is published in pamphlet form:—

London, *8th January*, 1883.

DEAR SIR,

In the hope that it may be of some service to countrymen of mine, who are thinking about going to the North-west, I send you this letter, which contains my own experience during my recent visit to Manitoba and the territories beyond.

OUTFIT AT STARTING.

Everyone going out to the Canadian North-west, should provide himself with a fair supply of woollen apparel for winter use. Single persons have no need to burden themselves with other things, but married people intending to set up house-keeping should add to their supply of clothes such household necessities as household linen, knives, forks, spoons, plates, and other crockeryware, all of which can be safely packed amongst the clothes. All these things must be properly packed in boxes, which, when full, should not exceed two hundredweight each, and, above all things, let them be well corded and labelled. These precautions are most necessary, and when the boxes have been delivered to the steamship company no anxiety need be felt until the other side of the Atlantic is reached. Steerage passengers must either provide their own bedding,

plates, cups, knives, forks, or hire from the Company their outfit, consisting of a straw mattress, cork pillow, tin plate, can, knife, fork and spoon. The charge for the use of these things during the voyage is 3/6. As hand baggage he should take towels, soap, comb, brush, and a change of clothes. The emigrant will find a travelling rug and a soft pillow welcome additions to the outfit.

HOW TO CARRY MONEY.

Before leaving England it will be well to purchase a draft on Winnipeg, which can be procured from any bank having a connection in Canada, reserving out of his store only sufficient change to defray incidentals on the journey.

THE PASSAGE ACROSS THE OCEAN.

The cheapest passage is obtained by taking a through ticket to the North-west from the steamship company, and this is the wisest plan. The journey from Liverpool to Manitoba occupies from fifteen to twenty days. I don't know what the price of passage tickets will be next spring. You can, however, always obtain the information from the nearest steamship agents. The fare provided on board the ship is:—For breakfast, bread and butter, tea and coffee; dinner, fresh beef; supper, the same as breakfast; and twice a week plum pudding is served out. All the food is of good quality. Men and women have separate sleeping apartments, and the general regulations of the company are enforced. The accom-

moderation in the steerage is better than might be expected for the money, and will suit the labouring classes very well; but I should advise those who can afford it to take an intermediate passage. Altogether the voyage is made as comfortable as possible, and when I went out there was a general feeling of satisfaction

experienced in clearing it (unless goods intended for sale be included), especially if the owner has a through ticket for Winnipeg or some other town in Manitoba. In that case the luggage will be put into the train free of charge, and, provided the all-train route be taken, sealed up until Manitoba be reached.



RAT PORTAGE FALLS—WINNIPEG RIVER.

amongst the passengers at the treatment they received on board the steamer from the stewards and other officers.

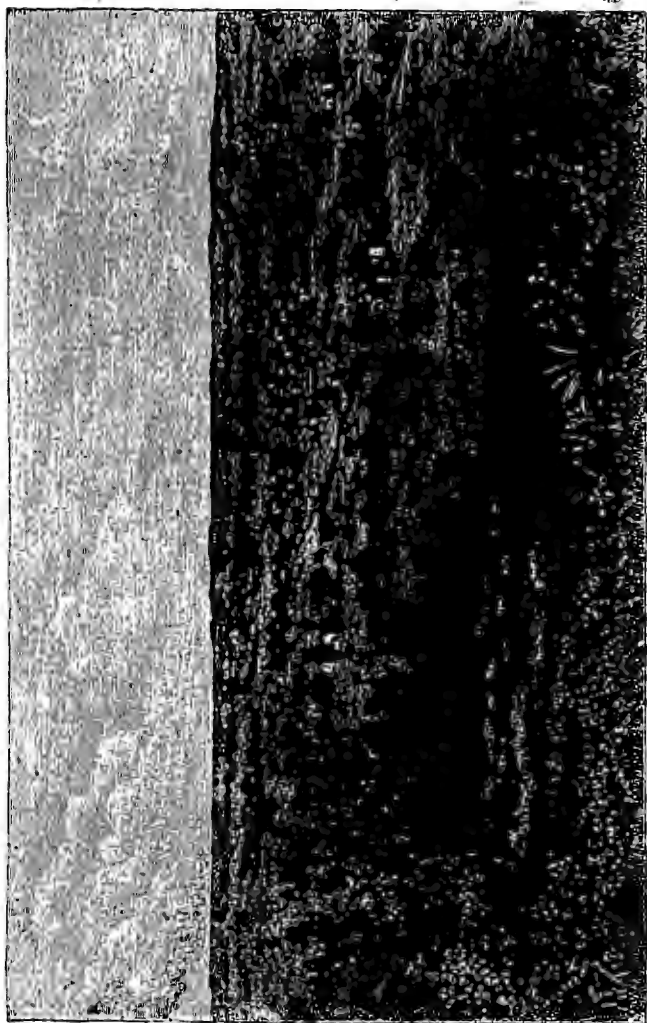
ARRIVAL IN CANADA.

On arrival at the port of destination luggage can be claimed as soon as it has been deposited in the Custom House, and little difficulty will be

EN ROUTE TO MANITOBA.

By taking the all-rail route, although the fare will be £1 more per head, some time will be saved in the journey. If, however, the weather be fine, travelling by the lake route will be found to be enjoyable and the scenery picturesque; amongst other points of interest

Silver Islet, the richest silver mine in the world, may be mentioned. I understand it is the intention of the Canadian Pacific Railway to place this is done it will not only be the quickest but the cheapest route for emigrants to take when going to the Canadian North-west, that is, by



QU'APPELLE VALLEY.

several fine steamers on the upper part of Lake Superior between Algoma and Thunder Bay, a distance of some three hundred miles. When the Canadian Pacific to Algoma, thence by steamer to Prince Arthur's Landing, and from thence by rail in a direct line to Winnipeg.

Along the railway route there are several Government calling stations, where emigrants are provided with food free of charge, but it will be well for the emigrant to be prepared to provide for himself. If the number of emigrants arriving is large, a special train is made up for them; and as the journey is continued day and night, the rug and pillow

open for homesteading, and, if the location is not settled, he will get the first choice. If the location he has had in mind is already settled, he had better go on to where there are other settlers, and make enquiries of them. If he be a worthy man, they will gladly assist him, because the cultivation of the surrounding land adds to the value of their own. It



SHOOTING ON THE SOURIS.

will again be found to be sources of comfort.

ARRIVAL IN MANITOBA AND HOW TO TAKE UP LAND.

He who intends to commence farming at once will do well to go immediately to the part in which he intends to take up land, and see it for himself. He will get all the information he wants from the neighbouring settlers as to what land is

is pleasant to feel satisfied with one's land. It would be a difficult task to find a settler in the North-west who is dissatisfied with his holding. It may seem strange, but it is quite true, that one continually meets with settlers who believe that their's are the best pieces of land in the country, and they wonder that they should have been so singularly fortunate, and, as a natural consequence, they work on the farm with goodwill and

joy at heart. I undertake to say that there are very few of those who have spent six months in the North-west who would, if the offer were made to them, take £50 to leave the country on condition that they never returned, whether they are farmers or labourers.

If a man has some capital and wishes to purchase land, I would advise him to call at the Canadian Pacific Railway Land Office at Winnipeg, where he can see the reports which are sent in by the examiners of the Canadian Pacific Railway Company, and so get an idea of the nature of the land he wishes to purchase, and also of the surrounding neighbourhood.

STARTING LIFE AS A SETTLER.

The amount of expense incurred for breaking and back-setting the sod (which is all that is required to make a good seed bed) varies according to the locality. A man with less than £100 capital would do well to work, earning, say, from 30 to 40 dollars a month, and save until he has got sufficient to go into farming for himself with comfort. But with from £500 to £1,000 he can with ease undertake to purchase either 320 or 640 acres subject to cultivation, and get the rebate for cultivation and take up the adjoining quarter section as a homestead, from Government, with pre-emption if it is not already settled on. An industrious man can make a good start upon a homestead with £100 to £150, and obtain a living and secure comfort for old age. It is easy to locate yourself upon the section you have selected, for all sections are indicated by a mound in which a stake is either fixed or on which a tin plate is attached, with the numbers of the adjoining section, the township,

and the range on the S.W. side indicated. The lines run exactly N. and S. and E. and W. one mile apart, the road's allowance being first marked out.

AGRICULTURAL IMPLEMENTS AND OTHER SUPPLIES.

The breaking plough used in Canada is similar to an ordinary English plough, except that the beam is of wood to ensure lightness, and the share is a broad steel share, which is kept sharp by filing. Ploughs, harrows, and waggons can be bought at Winnipeg from the agents of American, Montreal, and Toronto makers, who import them by the car load. Timber for building, tents of all sizes, cooking apparatus, and utensils can all be bought at Winnipeg. There will be an advantage in getting grain for feeding purposes by railway this year.

DEMAND FOR LABOUR.

Teamsters are paid from \$30 to \$40 a month, with board. Each man must work according to his means. Every man who means to work can always obtain employment if he is willing to do an average agricultural labourer's work. Mechanics also of all kinds are in demand. In 1882 I think I can safely say that £2,000,000 were spent in Manitoba in erecting buildings, and that in itself is a sufficient proof of the prosperity and growth of the country.

COST OF LIVING.

Beef averages from 6d. to 9d. a pound; bacon, butter, and cheese are the same price as, and flour cheaper than, in England. Manufactured articles are somewhat dearer than in England, in consequence of higher wages being paid.

SOIL, WOOD, WATER, AND HAY.:

The North-west (say from Brandon to Moose Jaw) is principally prairie; occasionally interspersed with timber: small groves of poplar from three to twelve inches in diameter. The ground generally is a rolling prairie, but there are, occasionally, places which are so hilly they cannot be cultivated. In the spring time numerous sloughs

general, except in the valleys. The sub-soil, however, is mostly clay, and by digging to a depth varying from three to twenty feet, a plentiful supply of good water can be obtained. In many parts are beautiful lakes and ponds where ducks abound, and the prairie-chicken is found wherever there is timber, while the rivers are full of fish. All townships must not be judged from seeing one; for they



VIEW ON THE LAKE OF THE WOODS.

are found, but these dry up as the summer advances. Streams, some swift, others sluggish, are found intersecting the prairie. As there is nothing approaching in quantity the rainfall of England, streams are not found close together, and all the smaller ones dry up in summer, and remain so until the early part of the year again. Springs are not at all

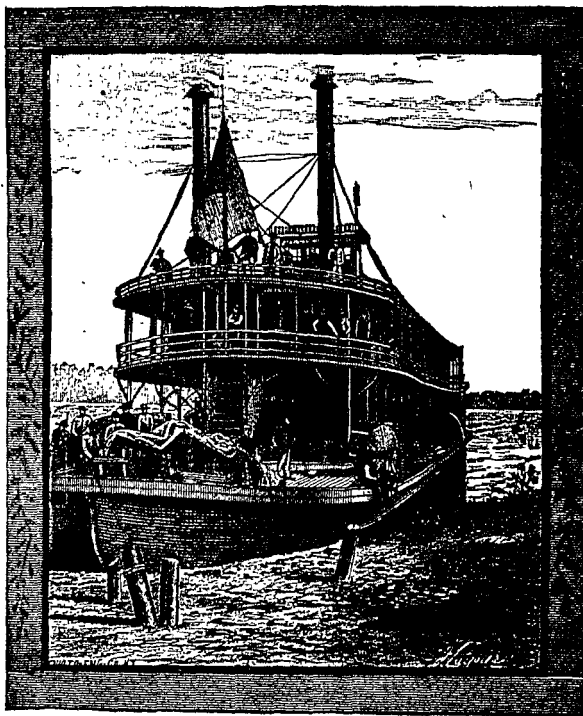
vary very much, some soils being suitable for grazing, others for cultivation and not for grazing. Although all the grasses to be met with are nutritious, and cattle will get fit to kill on grass alone—and good beef too.

Some parts of the country are sandy and of little value, and some are low-lying districts, but taken altogether it is a wonderfully fertile and healthy



country for anyone to live in, and if a man settles in a marsh he has no one else to blame but himself. The soil generally is a dark loam, with sufficient clay in it to bake by the sun, but it is not a tenacious clay. Taken as a whole, it is as good a soil as any reasonable man could wish for, and is from six inches to three feet in depth. The subsoil is generally of a whitish clay.

are large enough for house-logs, but not for sawing into planks. I firmly believe that when the country becomes settled, by which means prairie fires will become less frequent, timber will grow to much larger dimensions. A few furrows round a farm will prevent the fire spreading. In winter the frost penetrates the ground to a depth of five or six feet, which not only pulverises the soil, but the sub-



STEAMER NORTHWEST AT THE BRANDON LANDING.

The belts of timber will not suffice for fuel for all parts, but seams of good coal have been discovered lately: one where the railway crosses the Saskatchewan river; and this is the one thing the country wanted. In many places the logs

soil also, and makes it porous, and not soft and wet like the heavy soils in England. The low ground and marshes dry up very quickly in July and August after receiving the water from the winter snow and the June rains. In many of the low places a

grass similar to strong rye grass is found growing, but having a flower similar to water grasses, and having no seed. The average growth may be taken at one ton per acre, though in some parts three tons would be nearer the actual yield. This grass is quite as nutritious as English hay. In August the farmer has only to mow round the marsh (for the centre will

as fat as mud on their dams. The butter is also of good quality.

FARMING AND STOCK-RAISING.

After first choosing a location, the most profitable method of proceeding is to farm the section in the way most suited to its character: stock farming if there are good hay meadows and the farmer is a stock



SAW MILL AND BOOM—LAKE OF THE WOODS.

probably be wet) with his machine, horse-rake the grass together, and stack it. This grass is called "Red Top." In some places the "Sniggle" grass grows, and indicates the presence of a greater depth of water. Cattle do not give as large a quantity of milk as in England, but it is of a much better quality, and calves get

farmer; but grain growing if the land is dry and level and the farmer is a grain grower. On some sections it is possible to do both. I would advise persons desirous of stock farming on a large scale to go to the Bow River district, where not only are the grasses suitable, but where the cattle can remain out all the winter and

do well. Still there are occasionally snows, although they do not last long, because of the warm winds which blow over that region. But it is well to have a few stacks of hay in reserve.

FARM HOUSES IN THE NORTH-WEST.

For building a log house straight young poplars from 20 to 30 ft. long

on with mud or sod, and the crevices are filled up with mortar. Now that the railway is constructed, what is called a frame house can be built. This sort of house is made of sawn timber painted, and roofed with cut shingles similar to English roofing tiles, and nailed on. They will last for years. A settler can build almost any class of house he wishes.



GRAND RAPID OF THE SASKATCHEWAN—LOOKING DOWN.

in the butt and about 12 inches in diameter are used. A hollow is cut at the joints, so as to make them fit into each other, and they are placed on top of each other. A door and windows are then cut through. The roof is thatched with long grass held

THE CLIMATE.

The climate is really very healthy. In summer, while it is not hot enough to cause sun-stroke, yet it is as warm as you would wish it, and the nights are cool. There may be



BRANDON HILLS.

a few light frosts in October, but the winter generally sets in about the middle of November, and although the cold is much more intense than in England, yet there is no damp, and the air is most pleasant to breathe, and winter need not be dreaded by anyone who wraps up well on going out of doors.

FRUITS AND FLOWERS.

In summer vegetation grows apace. Wild strawberries, wild gooseberries, and other wild fruits grow to much greater perfection than they do in England. The wild rose also grows all over the prairie, but the tree rises only to a height of 12 or 18 inches. It is not like the English briar and does not interfere with the breaking of the ground, for it dies away as soon as the sod is broken. Numerous flocks of small birds are to be seen feeding on the seed of the wild rose. From the perfection at which the wild fruits arrive, I conclude that cultivated fruits would attain an equally high perfection. The wild flowers too are very beautiful. The red tiger-lillies (a small species of sunflower) and numberless other flowers can only be described as masses of bloom, and the country is best compared to a beautiful flower garden that has been left to grow wild.

NO SUMMER FROSTS.

The tale of summer frost is quite exploded now, for Indian corn ripened to perfection in the Qu'Appelle valley this last season, and summer frosts always strike worst in the low places and valleys.

CROPS.

If the settler is on his holding, as soon as the frost begins to die out he can grow a crop of oats, barley, peas, and potatoes, which will well repay him. Such has been the experience

of others in their first year. It can be safely reckoned that in the North-west wheat, oats, barley, peas, beans, and potatoes can be grown of a much better quality than any that can be produced in England; and, taken all round, the same quantity per acre can be obtained at a much less expenditure of labour. No man could wish to see his crops when growing of a deeper green colour than they are in the North-west. The warm summer and the slight rainfall causes them to stand upright in the straw, and it will be many years before the land will require the assistance of manure.

CONTENTMENT OF SETTLERS.

Generally speaking all who come to the North-west are well satisfied, no matter where they come from. Even many persons from the United States take up land and stay in the country, for the climate is very pleasant, and heavier and better crops of grain are grown, there is no ague, there are no hurricanes, and there are no poisonous reptiles.

BUFFALO.

Although the North-west has formerly been overrun by millions of buffaloes (or American bison), as shown by the bones lying scattered over the prairie, there are very few left now in the North-west, and buffalo hunting will soon be a thing of the past.

FENCING.

The young poplar trees make very good fencing rails, but wire fencing can now be put down and is a lasting fence.

RAPID PROGRESS OF THE COUNTRY.

Before many years have passed the North-west will have a teeming population, and, as in all such cases, those who get there first will be able

to choose the best land, or follow such occupations as they prefer, with the best chances.

To show how rapidly the country is growing I may mention that—

The population of Regina grew in six weeks from almost nothing to 500.

That of Brandon in 15 months from comparatively nothing to a city of 4,000 inhabitants.

Banks and other agencies have been established at all the central town sites along the line, it being well known that those who are first on the ground will get the best opportunities.

CHURCHES.

There is no Established Church, and consequently no rates or tithes to pay.

Persons desirous of worshipping God usually subscribe, and build a church or chapel for themselves. Sunday is strictly observed as a day of rest in Canada, and this is upheld by the Government. It is very gratifying to see how the various denominations prosper, and become self-supporting.

SCHOOLS.

Education is most liberal, and all classes receive quite as good an education as they would get in England. The Government give 1,280 acres in every township for the support of the schools. There are also several fine colleges in Winnipeg.

A LAW-ABIDING PEOPLE.

The people generally behave very well; there is little lawlessness, and, as the sale of spirits is prohibited in the North-west, there are no disturbances.

I trust these few notes of my experience in the North-west, hastily put together, may be of service to any of my countrymen who are thinking about emigrating. I expect to return to Manitoba in a few days with my family, as I intend to make my future home there, being perfectly satisfied with the prospects before me in that country.

I am, yours truly,

E. KENDRICK.

THE
DOMINION GOVERNMENT
OFFER TO ALL
FREE GRANTS OF 160 ACRES
IN
MANITOBA
AND
THE CANADIAN NORTH-WEST.





THE SASKATOHEY AN.

For The People of N.Y.

THE LAND GRANT OF THE CANADIAN PACIFIC

AMOUNTS TO

TWENTY-FIVE MILLION ACRES
OF

THE FINEST AGRICULTURAL LAND IN THE CANADIAN NORTH-WEST.

The Lands of the Company are critically examined by competent surveyors, and no Lands are accepted from the Dominion Government unless suitable for agricultural purposes; therefore, the Canadian Pacific Railway Co. have

NOT AN ACRE OF POOR LAND TO OFFER FOR SALE.

REGULATIONS FOR THE SALE OF LAND.

The completion of the Canadian Pacific Railway to the neighbourhood of the South Saskatchewan River, about 600 miles westward from Winnipeg, and the rapid progress made in the Government surveys during the past season enable the Company to offer for sale some of the finest Agricultural Lands in Manitoba and the North-west. The lands within the Railway belt, extending 24 miles from each side of the main line, will be disposed of as follows:

2 dols. 50 cents (10s. Sterling) PER ACRE

upwards, WITH CONDITIONS REQUIRING CULTIVATION. Prices of lands without Condition of Cultivation may be obtained from the Land Commissioner. When cultivation or settlement forms part of the consideration, a rebate for cultivation will be allowed as hereinafter described.

These Regulations are substituted for and cancel those hitherto in force.

TERMS OF PAYMENT.

If paid for in full at time of purchase, a Deed of Conveyance of the land will be given, but the purchaser may pay one-sixth in cash, and the balance in five annual instalments with interest at six per cent per annum, payable in advance. Payments may be made in Land Grant Bonds, which will be accepted at ten per cent premium on their par value and accrued interest. These Bonds can be obtained on application at the Bank of Montreal, Montreal; or at any of its agencies.

REBATE.

- A rebate of from 125 dols to 370 dols (5s. to 14s. Sterling) per acre, according to the price paid for the land, will be allowed on the following conditions:—
 - The purchaser will not be entitled to rebate unless at time of purchase he enters into an undertaking to cultivate the land.
 - One-half of the land contracted for to be brought under cultivation within four years from date of contract.
 - In cases where purchasers do not reside on the land, at least one-eighth of the whole quantity purchased shall be cultivated during each of the four years; but this condition will not be insisted upon in the case of an actual settler residing continuously on the land, who will have the privilege of doing his cultivation at any time within the period named.

- Where a purchaser fails to carry out fully the conditions as to cultivation within the time named, he will be required to pay the full purchase price on all the land contracted for. But if from causes beyond his control, proved to the satisfaction of the Company, a settler so fails, he may be allowed the rebate on the land actually cultivated during the four years, on payment of the balance due, including the full purchase price of the remainder of the land contracted for.

GENERAL CONDITIONS.

All sales are subject to the following general conditions:—

- All improvements placed upon land purchased to be maintained thereon until final payment has been made.
- All taxes and assessments, lawfully imposed upon the land or improvements to be paid by the purchaser.
- The Company reserves from sale, under these regulations, all mineral and coal lands, and lands containing timber in quantities, stone, slate, and marble quarries, lands with water power thereon, and tracts for Town sites and Railway purposes.
- Mineral, coal, and timber lands and quarries, and lands controlling water power will be disposed of on very moderate terms to persons giving satisfactory evidence of their intention and ability to utilise the same.
- The Company reserves the right to take without remuneration (except for the value of buildings and improvements on the required portion of land) a strip or strips of land 200 feet wide, to be used for right of way or other railway purposes, wherever the line of the Canadian Pacific Railway, or any branch thereof, is or shall be located.
- Liberal rates for settlers and their effects will be granted by the Company over its Railway.

For further particulars apply to the Company's Land Commissioner, JOHN H. McTAVISH, Winnipeg; or to ALEXANDER BEGG, Land Agent of the Company, 101, Cannon-street, London, England.

By order of the board,

CHARLES DRINKWATER,

Secretary

MONTREAL, November 30th, 1882.